

## CCW Zoning District Regulations

The purpose of this district is to provide for commercial development within a compact, walkable environment which encourages pedestrian movement between businesses. Uses permitted in this district are primarily retail establishments directed toward the tourism industry. Resort accommodations surround this district and provide much of the pedestrian activity within the district.

### **Permitted Uses**

Bank or Financial Institution  
Central Reception or Check in Facility  
Commercial Parking  
Community Park  
Community Theater  
Convenience Store  
Eating Establishments, Low Turnover  
Eating Establishments, High Turnover  
Eating Establishments without Seating  
Government Facilities

Indoor Entertainment  
Indoor Recreation  
Linear Park  
Mini Park  
Minor Utility  
Neighborhood Park  
Other Offices  
Real Estate Sales/Rental Office  
Shopping Center  
Special Use Park

### **Permitted with Conditions** (See Planning Staff for Conditions)

Bicycle Shop w/ outdoor storage  
Department or Discount Store  
Health Club or Spa  
Nightclub or Bar

Open Air Sales  
Other Retail Sales or Service  
Souvenir or T-Shirt Store  
Supermarket

### **Permitted by Special Exception** (See Planning Staff for Conditions & Criteria)

Gas Sales

Liquor Store

### **Density** (per Net Acre)

8,000 Square Feet

### **Maximum Structure Height**

45 feet above Base Flood Elevation  
3 Stories/ 1 Level Parking

### **Maximum Impervious Coverage**

55% of Gross Acreage for Nonresidential

### **Minimum Open Space**

20% of Gross Acreage for Nonresidential

### **Parking Requirements**

For specific off-street parking requirements, see Section 16-5-1108 of the Town of Hilton Head Island Land Management Ordinance.